

GULFPLACE

SANTA ROSA BEACH

Gulf Place Caribbean
Documents

GULF PLACE

HOMEOWNERS ASSOCIATION

August 28, 2003

Dear Gulf Place Caribbean Owner:

As most of you are aware the members of Gulf Place Caribbean Neighborhood Owners' Association, Inc. voted on, and passed, an amendment to the Declaration of Condominium. The amendment has been recorded in the official records of Walton County in Florida and now becomes part of the permanent documents that govern Gulf Place Caribbean. Enclosed is your copy of the amendment so please include this amendment in your Gulf Place Caribbean file. The important points in this rule is that you must submit a request to the Board of Directors before replacing your carpet with a hard surface product (wood, marble or slate), you must use the approved sound abatement product or one with a comparable STC rating and you must use the approved sound abatement product if you replace the floor in your kitchen, bath and foyer. Tile shall be permitted only in kitchens, bathrooms and 4' x 4' entry hall threshold. Please read the amendment carefully for other important requirements and restrictions.

I have asked Cornerstone Engineering to provide the Association with a list of acceptable sound abatement products to use when you have received approval from the Board of Directors to replace your carpet with any hard-surface floor covering. Please be aware of the specific thickness of the approved material and you can assure your installer that we will check on compliance with this rule. The list includes the following products.

- A. AcustiCORK – Sound Control Underlayment **\$130.**
- B. National Applied Construction Products, Inc. Super Sam Sound Abatement **90 MIL. THICKNESS.**

There are other sound abatement products on the market and the **SOUND TRANSMISSION CLASS (STC) MUST BE RATED 50 OR ABOVE.** If your hard floor product installer wishes to use another product please ask for a specification sheet that indicates the STC rating. We have had problems with installers ignoring requests for sound abatement and I suspect the Board will be quick to challenge any disregard for this requirement.

Please call this office if you have any questions. On behalf of your Board of Directors and The Association Office, thank you very much for your support on this issue.

Sincerely,


Ron Clemons

ORIGINAL

**CERTIFICATE OF AMENDMENT TO THE DECLARATION OF
CONDOMINIUM OF
THE GULF PLACE CARIBBEAN, A CONDOMINIUM**

THE UNDERSIGNED, being the duly elected and acting President of The Gulf Place Caribbean Owners' Association, Inc., a Florida corporation not for profit, does hereby certify that the following resolutions were duly adopted by the Board of Directors, and on April 26, 2003, at a meeting of the members when a quorum was present, after due notice, also were approved and adopted by the votes indicated, for the purposes of amending the Declaration of Condominium of The Gulf Place Caribbean, A Condominium, as originally recorded in Official Records Book 1547, Pages 203 et seq., of the Public Records of Walton County, Florida.

1. The following resolution was approved by the owners of at least 66 2/3 % of the units:
RESOLVED: That the Declaration of Condominium of The Gulf Place Caribbean, A Condominium be and is hereby amended, and the amendments are adopted in the form attached hereto as Exhibit "1" and made a part hereof.

DATE: 8/2/03

THE GULF PLACE CARIBBEAN OWNERS'
ASSOCIATION, INC.

Delores A Drake
Cynthia Stearns

BY: Duane E Kief - President
Duane Kief, its President

STATE OF FLORIDA
COUNTY OF WALTON

The foregoing was acknowledged before me this 2nd day of August, 2003, by Duane Kief as President of The Gulf Place Caribbean Owners' Association, Inc., who is personally known to me, or has produced F.D.C.# K160 165V7 762 C as identification.

Stephen C Manley
NOTARY PUBLIC

Stephen C Manley
My Commission CC893688
Expires December 08, 2003

Prepared by:
P. Colleen Coffield, Esq.
Coffield & Associates, P.A.
1719 S. Co. Hwy 393
Santa Rosa Beach, Florida 32459
850-622-1141

INSTR # 777369
OR BK 2534 Pages 810 - 811
RECORDED 08/26/03 10:09:48
MARTHA INGLE, WALTON COUNTY
CLERK OF COURT
DEPUTY CLERK K ANDERSON
#1

Exhibit "1"

Article XII. Residential Use Restrictions Applicable to Condominium Units

13. All units above the ground floor shall always have the floors covered with wall-to-wall carpeting installed over high quality padding, except carpeting is not required in kitchens, bathrooms, or laundry rooms. An owner who desires to install in place of carpeting any hard-surface floor covering (e.g. marble, slate, parquet) also shall install high quality sound absorbent underlayment and perimeter sound isolation material, to be designated by the Board of Directors from time to time, installed in accordance with the rules and Regulations as amended from time to time to substantially reduce the transmission of noise to adjoining units, and must obtain written approval of the Board of Directors prior to any such installation. If the installation is made without prior approval, the Board may, in addition to exercising all the other remedies provided in this Declaration, require the unit owner to cover all such hard-surface flooring with carpeting, or require the removal of such hard-surface flooring at the expense of the offending unit owner. Tile shall be permitted only in kitchens, bathrooms and the 4' x 4' entry hall threshold, and in no other portion of the unit. In the event any owner replaces the tile in the kitchen, bathrooms and the 4' x 4' entry hall threshold, high quality sound absorbent underlayment and perimeter sound isolation material as provided for in this paragraph above, shall be installed.
14. The structural integrity of balconies and terraces constructed of steel reinforced concrete is affected adversely by water intrusion and rusting aggravated by the water retention qualities of indoor-outdoor carpet, river rock, and unglazed ceramic tile and its grout. For this reason, no indoor-outdoor carpet or river rock may be used on balconies and terraces, and all tile and its bedding and grout must be of such materials and so applied as to be waterproof. Any flooring installed on the balconies or terraces of a unit shall be installed so as to ensure proper drainage.

Super SAM

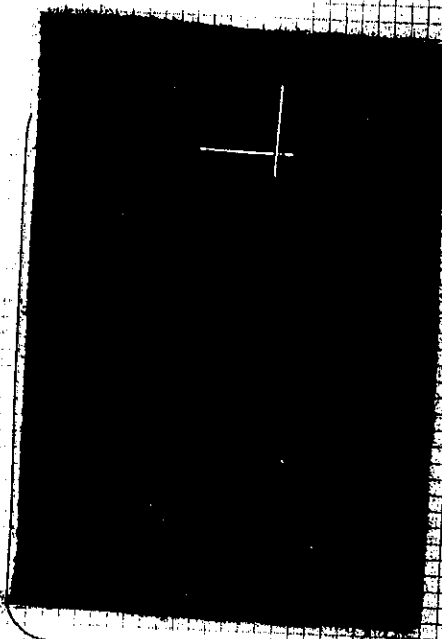
Sound Abatement

Super SAM Sound Abatement Mat

The Super SAM System is engineered to go under hard surface flooring (ceramic, stone and stone tile) requiring a sound reduction system. The Super SAM System surpasses industry standards and has an Impact Insulation Class (IIC) rating of 58 and a Sound Transmission Class of 60 as determined by ASTM Standards E90, E413 and E492 when used without a sound-rated ceiling assembly.

An increasing number of city and county building codes throughout the country are requiring sound-rated floor systems for hard surface floors. Super SAM eliminates the need for thicker, more costly sound control products. Super SAM speeds installation, acts as an anti-fracture membrane and offers waterproofing capabilities.

The Super SAM System is an innovative product that makes it possible to install membrane and tile in the same day. Its self-adhering composition produces a quick and economical installation, saving time and reducing labor costs. Super SAM requires a medium-bed mortar installation when setting tile.



THICKNESS: 90 MIL

Since 1983, National Applied Construction Products, Inc. has revolutionized the way tile is installed over subfloors to prevent reflective cracking. ECB anti-fracture is a self-adhering membrane designed for use under most hard surface flooring. The line has expanded to include Strataflex waterproofing/anti-fracture and SAM Systems sound abatement/waterproofing/anti-fracture membranes.

ECB

Anti-Fracture

- Crack Suppression Membrane System
- Available in three convenient widths:
 - 1' for use over non-structural cracks.
 - 2' for use over structural cracks cured a minimum of 12 months.
 - 3' for complete coverage over new or existing floors. Also for strip application over control/cold joints for joint relocation
- Thickness: 40 mil

STRATAFLEX

Waterproofing

- Waterproofing Membrane System
- Available 3' wide
- Offers crack suppression plus a 2" reinforced double stick lap joint that creates a watertight seal
- Thickness: 40 mil

SAM³

Sound Abatement

- Sound-Rated Membrane System for use with ceiling assemblies
- Offers crack suppression and waterproofing capabilities
- Available 3' wide
- Thickness: 70 mil
- IIC=58 STC=54

Super SAM

Sound Abatement

- Sound-Rated Membrane System (Ceiling Assembly not required.)
- Offers crack suppression and waterproofing capabilities
- Available 3' wide
- Thickness: 90 mil
- IIC=58 STC=60

NAC NATIONAL APPLIED
CONSTRUCTION PRODUCTS, INC.

NAC www.NAC-anti-fracture.com 1-800-633-4NAC (4622)
3200 S. Main St. • Akron, OH 44319 • USA • (330) 644-3117

ACOUSTICORK PRODUCTS

Acousticork Products are recognized in the building industry as some of the most effective sound control and crack suppression underlayments used under hard surface floors. Residential and commercial high-rise complexes such as condominiums, hotels and motels throughout the United States, Canada and Europe have used Acousticork Products to reduce unwanted noise.

Acousticork Products are designed to meet building codes and condominium association requirements for floor/ceiling assemblies using ceramic tile, marble, stone or hardwood floors.

TESTING

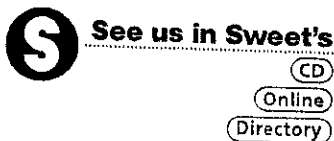
Acousticork Products have been tested in accordance to ASTM standards for acoustical values at Riverbank Acoustical Laboratories, an independent laboratory accredited by the National Bureau of Standards of the U.S. Dept. of Commerce, NVLAP. Test results are at the bottom of page three.

Additional testing of Acousticork Products:

AST	ASTM TEST	RESULT
Bond Strength	C482 Modified	PSI of 80
Structural Performance Without CBU With CBU	C627-88	Residential Rating Heavy Rating
Flame Spread	E84-91a	Class "A"
Thermal Insulation 6mm AcoustiCORK	C177-85	
K Factor (BTU-inch) (HR - FT ² - °F)		0.320
R Factor		3.125

CERTIFICATIONS

- ICBO Evaluation Report No. 5314
- City of Los Angeles Research Report No. RR25323-A



PRODUCT SPECIFICATION CHART

AcoustiCORK® a 2.5mm roll underlayment designed to meet building

Sound Control Underlayment R25

code and condominium association requirements when the floor/ceiling assembly system is a floating wood or laminate floor with a suspended ceiling. Also an excellent upgrade alternative to foam underlayments used in conjunction with floating wood or laminate floors.

AcoustiCORK® a 6mm roll underlayment designed to meet building

Sound Control Underlayment R60

code and condominium association requirements when the floor/ceiling assembly system is ceramic, natural stone or wood with a suspended ceiling.

AcoustiCORK® a 1/2" sheet underlayment designed to meet

Sound Control Underlayment S130

building code and condominium association requirements when the floor/ceiling assembly system is ceramic, natural stone or wood without a suspended ceiling.

AcoustiCORK® a precut, self-adhesive 3/4" wide roll designed

Perimeter Isolation Barrier B60

to economically and efficiently install an effective sound rated floor system. Also available in 3" widths for use with an overlay.

AcoustiCORK® a 1.2mm roll cork/rubber composite membrane

Crack Suppression Membrane R12

designed to prevent unsightly stress cracks due to structural or thermal movement from reflecting through to a ceramic or natural stone floor.